

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Weneta M.A. Kosmala, Bankruptcy Trustee c/o LAW OFFICES OF WENETA M.A. KOSMALA P.O. Box 16279 Irvine, CA 92623 Telephone: (714) 708-8190 Facsimile: (714) 708-0666	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> FILED AUG 25 2004 <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: MARK G. ANDROS AND SHELLEY ROMANOFF-ANDROS <div style="text-align: right;">Debtor(s).</div>	CASE NO.: SA 03-12373 JB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 30, 2004	Time: 2:00 p.m.
Location: 411 W. Fourth Street, Courtroom 6D, Santa Ana, California	

Type of Sale: ☒ Public ☐ Private Last date to file objections: September 15, 2004

Description of Property to be Sold: Residential real property located at 740 Lamat Road, La Habra Heights, CA 90631

Terms and Conditions of Sale: Subject to overbid. Earnest money deposit of 10% of bid required. Sale is "as is, where is", with no warranties or guarantees of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court. Contact realtor (below) for offer forms.

Proposed Sale Price: \$500,000 or highest bidder.

Overbid Procedure (If Any): Overbid increments: \$5,000 Initial / \$1,000 thereafter. 10% earnest money deposit required. Pre-qualified bidders only. See time and other limits in motion on file with the Clerk.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Clarence Yoshikane
 Prudential California Realty
 2405 McCabe Way
 Irvine, CA 92614
 (949) 794-5724 / (949) 553-9799 fax



Date: 8/24/04